

03-0-1079

CITY COUNCIL  
ATLANTA, GEORGIA

A SUBSTITUTE ORDINANCE Z-03-41  
BY: ZONING COMMITTEE DATE FILED: 8-14-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1544-1558 Beecher Street, S.W.**, be changed from the **R-LC-C (Residential-Limited Commercial-Conditional)** District to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **150** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

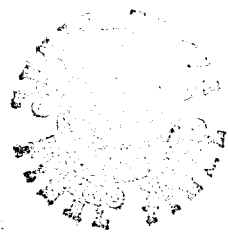
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,  
  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

September 2, 2003  
September 10, 2003



### Conditions for Z-03-41

1. Site Plan titled, "Site Plan", by Southland Services, Inc., dated 6/5/03, stamped as received by the Bureau of Planning on July 17, 2003.
2. The storm water management pond shall be buffered and screened.

## LEGAL DESCRIPTION

**POLITICAL  
(TO BE RE-ZONED)**

ALL THAT TRACT or parcel of land lying and being in Land Lot 150 of the  
City District Fulton County, Georgia, being more particularly described as follows:  
14 150 11 17, 18, 28

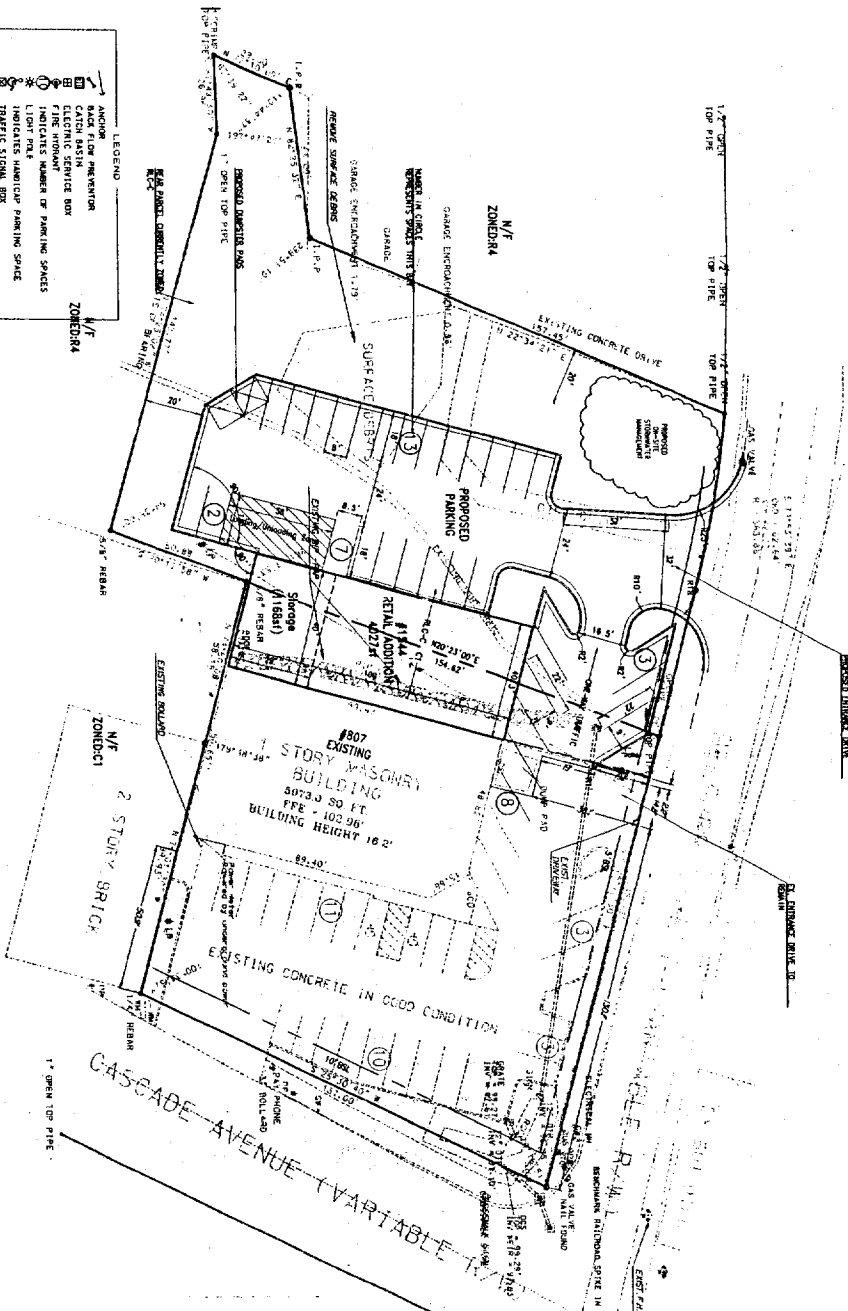
BEGINNING at a point marked by an iron pin on the southwesterly side of Beecher Street 170.0 feet northwesterly from the intersection of the southwesterly side of Beecher Street and the northwesterly side of Cascade Avenue; thence running in a northwesterly but more westerly direction along the southwesterly side of Beecher Street a distance of 63.7 feet to a point; thence continuing along the southwesterly side of Beecher Street a distance of 51.2 feet to a point marked by an iron pin; thence in a southwesterly direction a distance of 157.4 feet to a point marked by an iron pin; thence in a northwesterly but more westerly direction 53.0 feet to a point marked by an iron pin; thence in a southwesterly direction 38.2 feet to a point marked by an iron pin; thence easterly a distance of 27.07 feet to a point marked by an iron pin; thence southeasterly a distance of 143.5 feet to a point marked by an iron pin, which iron pin is 140.0 feet northwesterly from the northwest side of Cascade Avenue; thence in a northeasterly direction a distance of 51.0 feet to a point marked by an iron pin; thence continuing in a northeasterly direction 154.7 feet to a point marked by an iron pin on the southwesterly side of Beecher Street at the point or place of beginning, being improved property known as 1544 Beecher Street, according to the present system of numbering in the City of Atlanta, Georgia.

2-03-41





- LEGEND**
- ANOMALY
  - BACK FLOW PREVENTOR
  - CATCH BASIN
  - ELECTRIC SERVICE BOX
  - INDICATES NUMBER OF PARKING SPACES
  - LIGHT POLE
  - INDICATES HANDICAP PARKING SPACES
  - TRAFFIC SIGNAL BOX
  - TELEVISION SERVICE
  - WATER VALVE
  - UTILITY POLE
  - WIRED END SECTION
  - STORM SEWER MANHOLE
  - STANDARD STREET MANHOLE
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED 4" WIDE 0.10% STRIPES @ 24" O.C.



2-03-41

- GENERAL NOTES**
1. **APPLICANT:** SOUTHLAND SERVICES, INC.  
ATLANTA, GEORGIA 30324  
(404) 633-5111
  2. **ENGINEER:** SOUTHLAND SERVICES, INC.  
ATLANTA, GEORGIA 30324  
(404) 633-5111
  3. **SITE LOCATION:** 807 CASCADE AVE. & 1504 BEECHER ST.  
DISTRICT 14, ATLANTA, GEORGIA 30324
  4. **SITE AREA:** AREA OF DISTURBANCE = 0.64 AC
  5. **SITE ZONING:** C-1, COMMUNITY BUSINESS DISTRICT
  6. **EXISTING RECORD SITE:** 1504 BEECHER ST. (1973)
  7. **MAP:** 1504 BEECHER ST. (1973)
  8. **NO PORTION OF THIS SITE LIES WITHIN A DESIGNATED 100-YEAR FLOOD HAZARD AREA.**
  9. **SITE BOUNDARY AND TOPOGRAPHIC INFORMATION FROM A SURVEY BY HICKMATH SCIENCE & ENGINEERING, DATED 1-20-02.**
- CONCRETE REQUIREMENTS:**  
CONCRETE SHALL BE 4000 PSI MINIMUM STRENGTH, 3" MINIMUM SLAB THICKNESS, AND 1" MINIMUM COVER. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SPECIFICATIONS OF THE ATLANTA DEPARTMENT OF PUBLIC WORKS.
- UTILITY REQUIREMENTS:**  
ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
- NOTES:**  
1. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.  
2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.  
3. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.



NOT for CONSTRUCTION

C-1	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB	SCALE	SHEET	REVISIONS	DATE	JOB</
-----	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-----	-------	-------	-----------	------	-------

RCS# 4995  
9/02/03  
2:14 PM

Atlanta City Council

Regular Session

MULTIPLE 03-O-0389;03-O-0847;03-O-1077;03-O-1079

ADOPT ON SUB

YEAS: 14  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	NV Muller	Y Boazman	NV Woolard

MULTIPLE

03-0 -1079

(Do Not Write Above This Line)

AN ORDINANCE Z-03-41  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM  
THE R-LC-C (RESIDENTIAL-LIMITED  
COMMERCIAL-CONDITIONAL)  
DISTRICT TO THE C-1 (COMMUNITY  
BUSINESS) DISTRICT, PROPERTY  
LOCATED AT 1544-1558 BEECHER  
STREET, S.W., FRONTING 114.9 FEET  
ON THE SOUTHWESTERLY SIDE OF  
BEECHER STREET BEGINNING 170 FEET  
NORTHWESTERLY FROM THE  
SOUTHWEST CORNER OF CASCADE  
AVENUE. DEPTH: VARIES; AREA:  
APPROXIMATELY .5 ACRE; LAND LOT  
150, 14TH DISTRICT, FULTON COUNTY,  
GEORGIA.

OWNER: DISCOUNT AUTO PARTS, INC.  
APPLICANT: H.T. GROUP, LLC  
BY: DAVID F. COOPER, ESQ.,  
ATTORNEY  
NPU-15 COUNCIL DISTRICT 10

ADOPTED BY

SEP 02 2003

COUNCIL

- ☐ CONSENT REFER  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER

Date Referred

7/21/03

Referred To:

ZRB &amp; Zoning

## First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

## COUNCIL ACTION

☒ 2nd

Readings

☐ 1st & 2nd☐ 3rd☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

SEP 02 2003

ATLANTA CITY COUNCIL PRESIDENT

Catherine M. Woodard

CERTIFIED

SEP 02 2003

Rhonda Dugan Johnson  
MUNICIPAL CLERK

MAYOR'S ACTION

Mickey Lantieri  
SEP 16 2003